DRAFT - PLANNING COMMISSION AGENDA- DRAFT

May 26, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: April 28, 2014

I. PUBLIC HEARINGS

- 1. CAMBRIDGE SUBDIVISION PHASE 2
- 2. THE COVE 2nd ADDITION; R/S OF LOTS 9F & 9E OF A R/S OF LOT 9D OF R/S OF LOT 9B OF A R/S OF LOT 9 OF THE COVE AND R/S OF LOT 10 OF THE COVE
- 3. CROSS CREEK PHASE V
- 4. INSPIRATION ON GREEN MOUNTAIN PHASE 4
- 5. McMULLEN COVE; ENCLAVE
- 6. McMULLEN COVE; SILO HILL PHASE 2
- 7. McMULLEN COVE; STRATFORD PHASE 2
- 8. MILL RUN AT HAMPTON COVE PHASE 2; R/S OF LOT 1 OF MILL RUN AT HAMPTON SUBDIVISION (MINOR)
- 9. NEWSON FAIRVIEW ADDITION; R/S OF LOT 1 & 3, BLOCK 20 (MINOR)(WITHDRAWN)
- 10. OAK GROVE AT FARLEY FARM; R/S OF LOT 1 OF FARLEY FARM (WITHDRAWN)
- 11. PLANTATION PARK; R/S OF CARRIAGE STATION
- 12. THE PRESERVE AT WHEELER; R/S OF A PART OF TRACT 3-A OF WILLIAMS WHEELER ESTATES
- 13. LOCATION, CHARACTER, & EXTENT
- 14. (a) BENTON H. WILCOXON MUNICIPAL ICE COMPLEX LOCKER ROOM ADDITION (#837)
 - (b) BATSON BLACKSMITH SHOP BURRIT ON THE MOUNTAIN (#838)

15. **ZONING**

- (a) GREEN MOUNTAIN REZONING (1504)
- (b) ZONING ORDINANCE AMENDMENT: FARMERS MARKETS

II. SUBDIVISIONS

1. CAMBRIDGE SUBDIVISION PHASE 2

Relayout (146 lots) Developer: Mungo Homes

Preliminary (48 lots) <u>Engineer:</u> Goodwyn, Mills, Cawood

Located: Southwest City, south of Martin Road and west of Zierdt Road

Waiver: triple fronted lot 45; double fronted lots 46-65, 82, 83; angle side lot line

between 46 / common area B

2. THE COVE 2nd ADDITION; R/S OF LOTS 9F & 9E OF A R/S OF LOT 9D OF R/S OF LOT 9B OF A R/S OF LOT 9 OF THE COVE AND R/S OF LOT 10 OF THE COVE

Layout (10 lots) <u>Developer</u>: J. Watson Preliminary (10 lots) <u>Engineer</u>: Mullins LLC

Located: Southeast City, west of Little Cove Road and north of Ripple Lane

CROSS CREEK PHASE V

Relayout (74 lots) Developer: Jeff Benton Homes

Preliminary (61 lots) Engineer: 4-Site

Located: Northwest City, south of Capshaw Road and east of Balch Road

4. INSPIRATION ON GREEN MOUNTAIN PHASE 4

Preliminary (43 lots) <u>Developer:</u> Diltina Development Corp.

Engineer: 4 Site

Located: Southeast City, east of South Shawdee Road and south of Emerald Point

5. LIMESTONE CREEK APARTMENTS

Repreliminary (312 Units) Developer: Edward Rose Development

Engineer: Little John

Located: Southwest City, north of I-565 and east of Mooresville Road

6. McMULLEN COVE; ENCLAVE

Relayout (108 lots) <u>Developer</u>: Hays Farm Trust

Engineer: Smith Engineering

<u>Located</u>: Southeast City, north of Little Cove Road and east of McMullen Lane

7. McMULLEN COVE; SILO HILL PHASE 1

Final (22 lots) Developer: Hays Farm Trust

Engineer: Smith Engineering

Located: Southeast City, north of Little Cove Road and east of McMullen Lane

8. McMULLEN COVE; SILO HILL PHASE 2

Relayout (57 lots) <u>Developer:</u> Hays Farm Trust Preliminary (15 lots) <u>Engineer:</u> Smith Engineering

<u>Located</u>: Southeast City, north of Little Cove Road and east of McMullen Lane

9. McMULLEN COVE; STRATFORD PHASE 2

Relayout (30 lots) Developer: Hays Farm Trust
Preliminary (30 lots) Engineer: Smith Engineering

<u>Located</u>: Southeast City, north of Little Cove Road and east of McMullen Lane

10. MILL RUN AT HAMPTON COVE PHASE 2; R/S OF LOT 1 OF MILL RUN AT HAMPTON SUBDIVISION (MINOR)

Layout (2 lots) Developer: Oakleigh Ltd.
Final (2 lots) Engineer: Smith Engineering

Located: Southeast City, north of Old Hwy 431 and west of Mill Run Road

11. OAK GROVE AT FARLEY FARM PHASE 4; R/S OF LOT 1 OF FARLEY FARM

Final (12 lots) <u>Developer</u>: Oak Grove Dairy, LLC

Engineer: Smith Engineering

<u>Located</u>: Southwest City, north of Green Cove Road and west of South Memorial Parkway

12. PLANTATION PARK; R/S OF CARRIAGE STATION

Relayout (256 lots) <u>Developer:</u> Breland Homes, LLC

Repreliminary (93 lots) <u>Engineer</u>: Mullins, LLC

Located: Northwest City, west of Old Railroad Bed Road and north of Giley Drive

13. THE PRESERVE AT WHEELER; R/S OF A PART OF TRACT 3-A OF WILLIAMS WHEELER ESTATES

Repreliminary (170 lots) <u>Developer:</u> Uniprop

Engineer: 4-Site

Located: Southwest City, south of Barren Fork Blvd. and west of Zierdt Road

III. LOCATION, CHARACTER, AND EXTENT

1. BENTON H. WILCOXON MUNICIPAL ICE COMPLEX LOCKER ROOM ADDITION (#837)

Developer: S. Clough Architect: Bird & Kamback Architects, Inc.

<u>Located</u>: Southwest City, west of South Memorial Parkway and south of Drake Avenue

2. BATSON BLACKSMITH SHOP BURRIT ON THE MOUNTAIN (#838)

Developer: Burrit Museum / Jim Batson

Located: Northeast City, north of Governors Drive and west of Monte Sano Blvd.

IV. ZONING

1. GREEN MOUNTAIN REZONING (1504)

<u>Located:</u> West side of South Shawdee Road and on the north and south side of South Village Square Road

Rezoning Request: Residence 2-A District to Residence 1 District (3.19 acres)

2. ZONING ORDINANCE AMENDMENT: FARMERS MARKETS Amends Zoning Ordinance Article 3 – Definitions; Amends Article 23 – General Business C-3 District Regulations, Section 23.1 - <u>Uses Permitted</u>; Article 24 – Highway Business C-4 District Regulations, Section 24.1 - <u>Uses Permitted</u>; Article 25 – Commercial Recreation C-5 District Regulations, Section 25.1 - <u>Uses Permitted</u>; Article 40 – Light District Regulations, Section 40.1 - <u>Uses Permitted</u>; Article 44 – Commercial Industrial Park District Regulations, Section 44.1 - <u>Uses Permitted</u>; Article 60 – Medical District Regulations, Section 60.1 - <u>Uses Permitted</u>; Article 64 – Airport Commercial District Regulations, Section 64.1 - <u>Uses Permitted</u>; Article 66 – Medical 2 District Regulations, Section 66.1 - <u>Uses Permitted</u>; and amends Article 92 - Board of Adjustment, Section 92.5.3 - <u>Permitted Uses As Special Exceptions</u>, to add regulations concerning farmers markets.

3. BOB WALLACE REZONING (1505)

<u>Located:</u> East and west sides of Jordan Lane and on the north side of Bob Wallace Avenue

<u>Rezoning Request:</u> Residence 1-B District (13.23 acres) and Residence 2-B District (5.09 acres) to Residence 1 District (18.32 acres)

4. ZONING ORDINANCE AMENDMENT: RPC PARKING Amends Zoning Ordinance Article 53 – Research Park Commercial District Regulations, Section 53.5 – <u>Parking and Loading Areas</u> (7) to amend regulations concerning retail parking.

V. INVOCATION/EXTENSION OF BONDS

- 1. Thornblade
- 2. Cedar Park at Bell Grove
- 3. The Village of Providence Phase VIII